024.0	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,067,500	/	1,067,500
USE VALUE:	1,067,500	/	1,067,500
ASSESSED:	1,067,500	/	1,067,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76	-78	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIRABELLA SALVATORE JR
Owner 2:	
Owner 3:	
Street 1:	19 JULIA CONNORS DR
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	DRIZOS NICKOLAOS & EVDOKIA -
Owner 2:	-
Street 1:	76 AMSDEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,600 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 3234 Square Feet, with 3 Units, 3 Baths, 2 3/4 Baths, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4600.000	616,000	5,100	446,400	1,067,500
Total Card	0.106	616,000	5,100	446,400	1,067,500
Total Parcel	0.106	616,000	5,100	446,400	1,067,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.09 | /Parcel: 330.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	15619
GIS Ref	
GIS Ref	
Insp Date	07/29/17

!1947!

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	616,200	5100	4,600.	446,400	1,067,700	1,067,700	Year End Roll	12/18/2019
2019	104	FV	467,400	5100	4,600.	474,300	946,800	946,800	Year End Roll	1/3/2019
2018	104	FV	467,400	5100	4,600.	346,000	818,500	818,500	Year End Roll	12/20/2017
2017	104	FV	442,100	5100	4,600.	301,300	748,500	748,500	Year End Roll	1/3/2017
2016	104	FV	442,100	5100	4,600.	256,700	703,900	703,900	Year End	1/4/2016
2015	104	FV	400,600	5100	4,600.	251,100	656,800	656,800	Year End Roll	12/11/2014
2014	104	FV	400,600	5100	4,600.	206,500	612,200	612,200	Year End Roll	12/16/2013
2013	104	FV	414,400	5100	4,600.	196,400	615,900	615,900		12/13/2012

PRINT

Date	Time
12/10/20	17:28:57

LAST REV

Date	Time
08/03/17	18:06:22
ekelly	
1947	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRIZOS NICKOLAO	36658-567		10/19/2002		600,000	No	No		
TSONGOS THEODOR	29111-239		9/18/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	15619
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	372	PATRIOT
1/5/2003	MLS	HC	Helen Chinal
11/2/1999	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4600		Sq. Ft.	Site		0	80.	1.21	1									446,399						446,400	

Total AC/HA: 0.10560 | Total SF/SM: 4600 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 446,399 | Spl Credit | Total: 446,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13611102
Const Adj.:	0.98000199
Adj $ / SQ:	189.276
Other Features:	206000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	756807
Depreciation:	140766
Depreciated Total:	616041

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	2	HB	

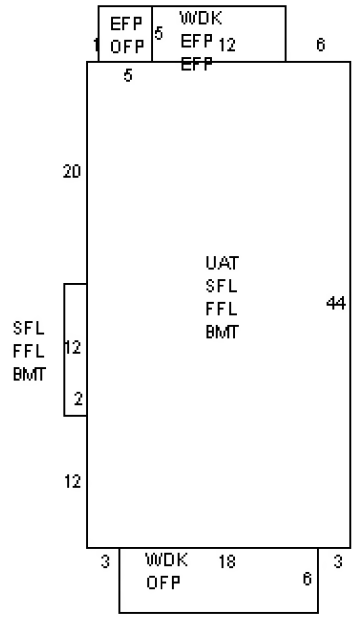
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.28
Special Features:	0	Val/Su Net:	155.95
Final Total:	616000	Val/Su SzAd	285.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	84.460	91,222
FFL	First Floor	1,080	189.280	204,419
SFL	Second Floor	1,080	189.280	204,419
UAT	Upper Attic	264	145.740	38,476
WDK	Deck	168	11.710	1,968
EFP	Enclos Porch	145	45.080	6,537
OFP	Open Porch	133	28.330	3,768
	Net Sketched Area:	3,950	Total:	550,809
Size Ad	2160	Gross Are	4742	FinArea 3234

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

024.0-0001-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100